

First Reading: March 8, 2022
Second Reading: March 15, 2022

2022-0025
Jefferson Holley and
RFM Development Company
District No. 7
Alternate Version

ORDINANCE NO. 13792

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2378 CHESTNUT STREET, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, WITH A CONDITION.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 2378 Chestnut Street, more particularly described herein:

Lot 1, Revised Plat of the Bush Addition to Chestnut Street, Plat Book 95, Page 116, ROHC, Deed Book 11662, Page 361, ROHC. Tax Map Number 145N-A-003.


and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be with the following condition:

- 1) A deviation as approved by the Planning Commission on February 14, 2022, (Case No. 2022-0026) for a seventy-one thousand (71,000) square foot building footprint and a maximum height of seven (7) stories based upon the criteria as defined in Section 38-208(4).

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: March 15, 2022



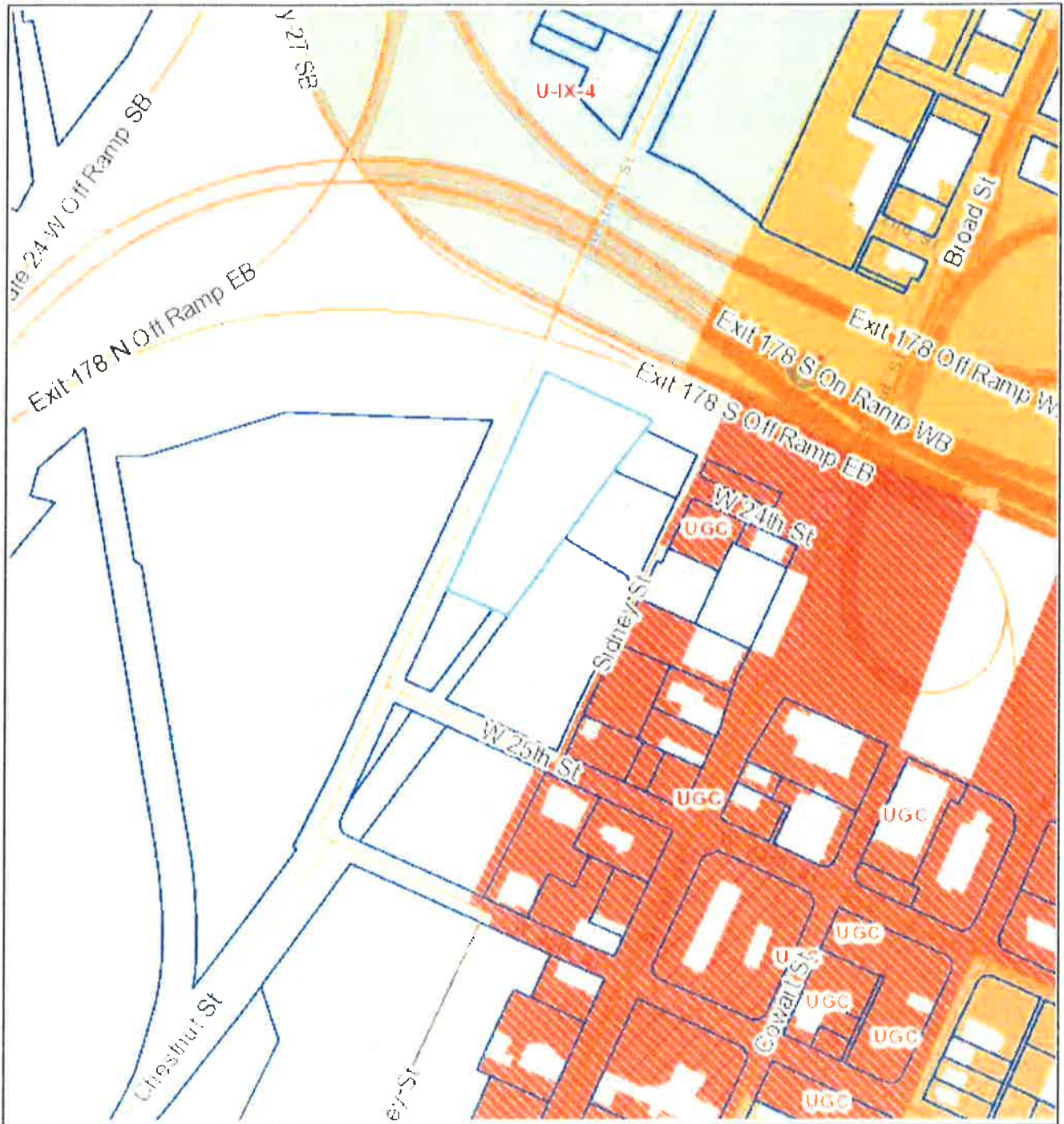
CHAIRPERSON
APPROVED: / DISAPPROVED:



MAYOR

/mem/Alternate Version

2022-0026 UGC Deviation of Height and Mass



Planning Commission Action for Case No. 2022-0026: Approve the deviation request for a 71,000 square foot footprint building to be used as a mixed-use, multi-family development with 245 units based on the criteria as defined in Section 38-208(4); and approved the deviation request to increase the height to seven stories based on the criteria as defined in Section 38-208(4).